



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 03/25/11)

Board Clerk Use Only

Meeting Date: 9/15/11
Agenda Item #: R.3
Est. Start Time: 10:35 am
Date Submitted: 8/31/11

Agenda Title: **Authorization to begin Condemnation Procedures to Acquire Real Property Interests for the Purpose of Constructing a new Sellwood Bridge and Removing the Existing Bridge**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: September 15, 2011 **Amount of Time Needed:** 10 minutes
Department: Community Services **Division:** Bridges
Contact(s): Ian Cannon
Phone: (503) 310-4610 **Ext.** Bldg #246/Sellwood Proj Office
Presenter Name(s) & Title(s): Ian Cannon, Program Manager, Sellwood Bridge Project

General Information

1. What action are you requesting from the Board?

We are requesting that the Board of County Commissioners approve the resolution authorizing the Department of Community Services to begin condemnation procedures for the acquisition of real property associated with the removal of the existing Sellwood Bridge and construction and installation of a new Sellwood Bridge.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The primary purpose of the Sellwood Bridge Project is to construct a new bridge to provide safe and efficient access for people, goods, and service vehicles across the Willamette River. After 80 years, the existing bridge has reached the end of its useful service life. The bridge is a vital regional transit link along the County's southern boundary serving citizens from Lake Oswego, Sellwood, Milwaukie, Portland, and other towns within Multnomah and Clackamas Counties. The project is located approximately 4.25 miles south of downtown Portland OR, immediately west of Sellwood and carries SE Tacoma Street across the Willamette River where it connects to State Route 43. The existing structure has developed cracks in its concrete approach spans, resulting in progressive reductions to the weight limits that can be safely transported across the structure.

Negotiations to purchase the impacted property from the Sellwood Harbor Condominium

Association of Unit Owners and the Riverpark Condominium Association at fair market value were authorized by Board Resolution No. 2010-166 adopted on December 9, 2010.

Negotiations to purchase the impacted property from Staff Jennings, Inc. at fair market value were authorized by Board Resolution No. 2011-028 adopted on April 7, 2011.

Negotiations to purchase the impacted property from Sarah Nguyen and Dale Schreiner at fair market value were authorized by Board Resolution No. 2011-079 adopted on June 16, 2011.

The negotiations have not to date resulted in settlement and it is now necessary to authorize legal proceedings be filed to acquire the property to allow construction to proceed and be completed on schedule and within budgetary limitations.

3. Explain the fiscal impact (current year and ongoing).

The construction cost for this project is estimated at \$290 million. Sufficient funds have been secured to proceed with final design and right-of-way acquisitions.

4. Explain any legal and/or policy issues involved.

The County will strictly follow the rules, policies, and procedures of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, ORS Chapter 35, and the "State Right of Way Manual."

5. Explain any citizen and/or other government participation that has or will take place.

Since receiving the authorization to begin negotiations the County has been in constant contact with the homeowner associations of Sellwood Harbor and Riverpark, Staff Jennings and owners of Riverpark Unit R-2. Discussions between the property appraiser, relocation specialists, property owners and legal representatives have resulted in the completion of offer packages. The offers were presented to the owners for their consideration. Should the offer be rejected, or the owners provide a counteroffer, the time required to negotiate and close may impact the planned date of November 1, 2011 for federal and state certification of the right-of-way process. The process must be certified prior to the award of any construction contract for the project.

Required Signature

**Elected Official or
Department/
Agency Director:**



Date:

8/31/11